

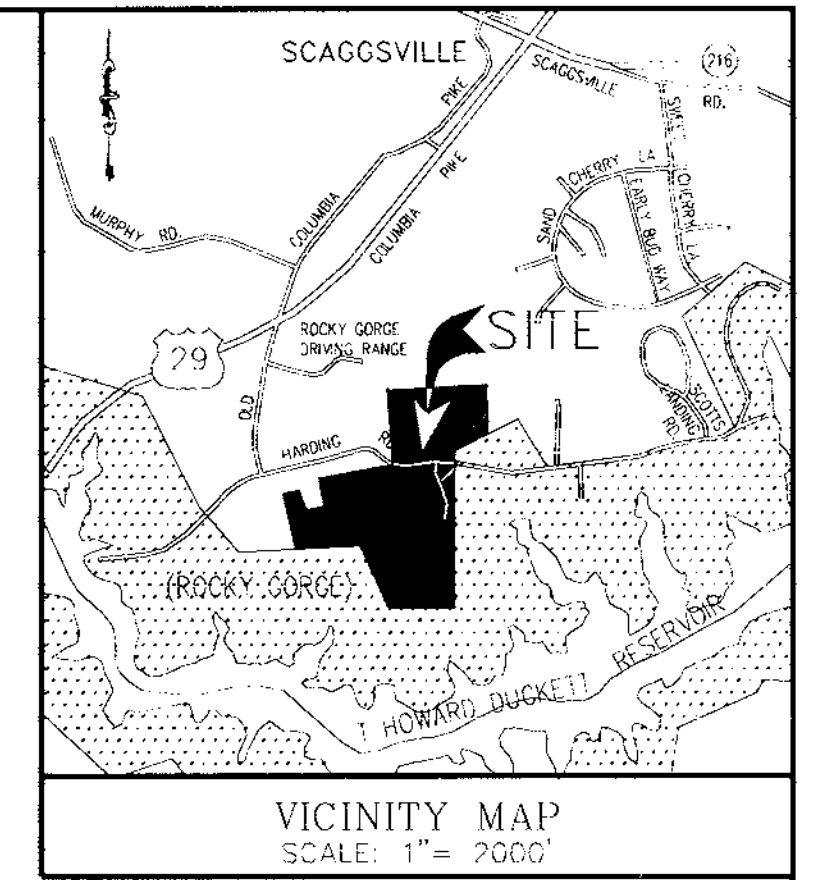


**LEGEND**

- PROPOSED PATHWAY
- WETLAND
- 25' WETLAND BUFFER
- STREAM/INTERMITTENT
- 75' STREAM BUFFER
- 50' INTERMITTENT BUFFER
- 100 YR. FLOODPLAIN
- EXISTING CONTOUR
- EXISTING REL. LHM
- 25% SLOPE OR GREATER
- EX. FENCE LINE
- OPEN SPACE SIGN
- PERC. TEST

MINIMUM LOT SIZE CHART (SQUARE FEET)

LOT NO.	GROSS AREA	PISETEM AREA	REMAINING AREA	100 YR. FLOOD PLAIN	25% S.O.P.L.S.	MINIMUM LOT SIZE
15	14,345.18	329.52	14,015.66	0	0	14,000.00
16	14,814.37	814.37	14,000.00	0	0	14,000.00
17	15,553.89	976.99	14,576.90	0	0	14,000.00
18	14,715.74	488.70	14,227.04	0	0	14,000.00
37	15,753.64	1482.96	14,270.68	0	0	14,000.00
48	16,883.21	2,683.21	14,000.00	0	0	14,000.00
49	116,088.82	3,233.63	112,855.19	0	0	14,000.00
66	15,404	1,080	14,324	0	0	14,000.00
67	16,532	1,080	15,452	0	0	14,000.00
109	41,971.89	4,411.89	37,560.00	0	0	43,560.00



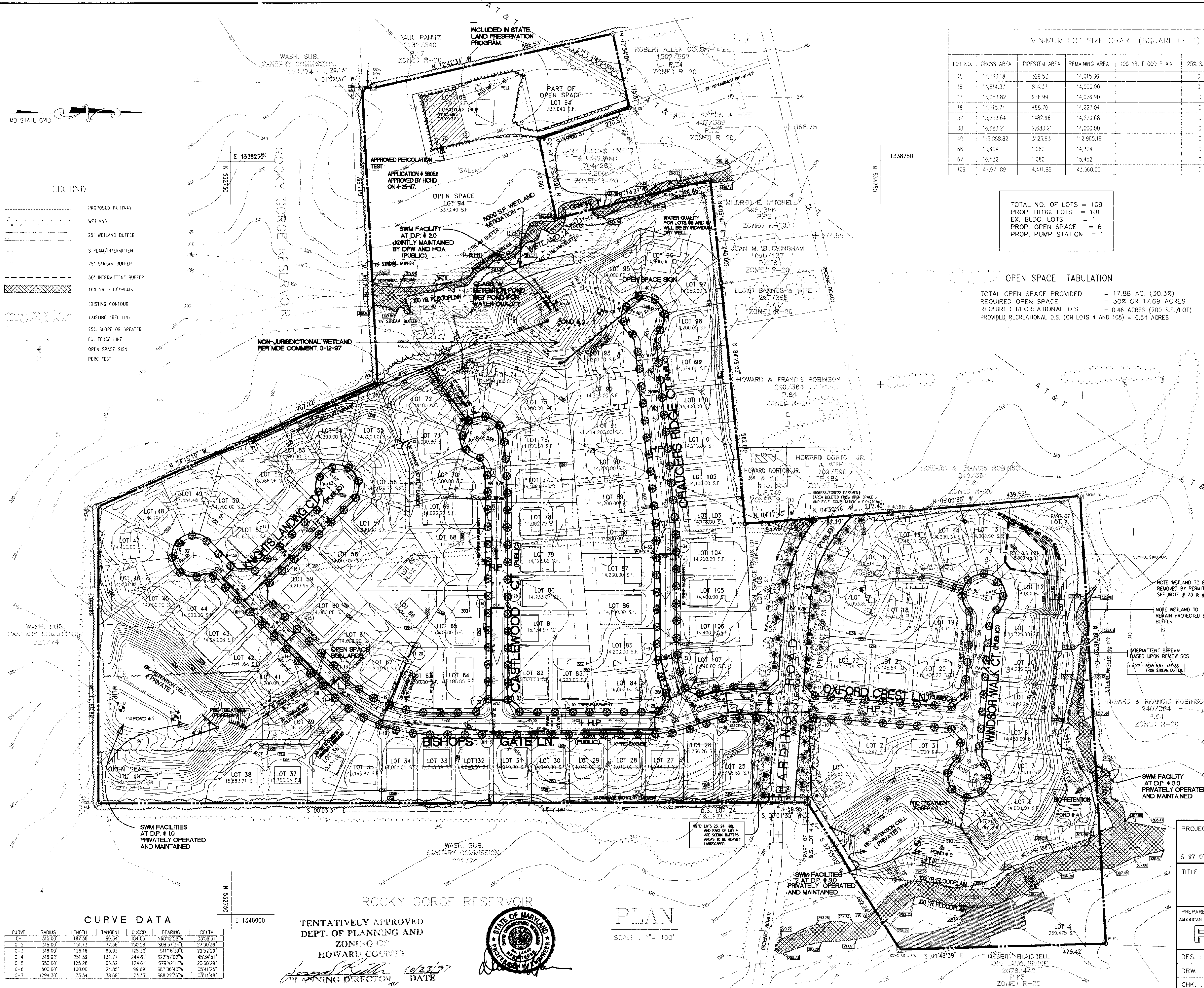
TOTAL NO. OF LOTS = 109  
 PROP. BLDG. LOTS = 101  
 EX. BLDG. LOTS = 1  
 PROP. OPEN SPACE = 6  
 PROP. PUMP STATION = 1

**OPEN SPACE TABULATION**

TOTAL OPEN SPACE PROVIDED = 17.88 AC. (30.3%)  
 REQUIRED OPEN SPACE = 30% OR 17.69 ACRES  
 REQUIRED RECREATIONAL O.S. = 0.46 ACRES (200 S.F./LOT)  
 PROVIDED RECREATIONAL O.S. (ON LOTS 4 AND 108) = 0.54 ACRES

**GENERAL NOTES**

1. PROPERTY ZONED : R-20
2. TOTAL GROSS AREA OF BUILDING LOTS : 35.04 AC.
3. TOTAL AREA OF PUBLIC ROAD R/W : 6.02 AC.
4. TOTAL AREA OF OPEN SPACE PROVIDED : 17.88 AC.
5. TOTAL AREA OF 100 YEAR FLOOD PLAIN : 0.46 AC.
6. TOTAL AREA OF 25% SLOPE : 0.40 AC.
7. INGRESS/EGRESS EASEMENT : 0.04 AC.
8. TOTAL AREA OF PROPERTY : 58.98 AC.
9. NUMBER OF PROPOSED BUILDABLE LOTS : 100 SFD.
10. NUMBER OF EXISTING HOMES TO REMAIN : 1
11. PUBLIC WATER AND SEWER SYSTEMS ARE TO BE PROVIDED. LOT NO. 109 WILL USE AN INTERIM PRIVATE SEPTIC AND WELL UNTIL SUCH TIME AS PUBLIC WATER AND SEWER ARE AVAILABLE TO THE LOT. CONNECTION THERETO WILL BE REQUIRED WITHIN ONE YEAR AFTER IT BECOMES AVAILABLE.
12. STREET TREES WILL BE PROVIDED IN ACCORDANCE WITH 16.131 OF THE SUBDIVISION REGULATIONS.
13. STREET LIGHTS WILL BE PROVIDED AS INDICATED ON THE FINAL ROAD DRAWINGS.
14. TOPO BASED ON FIELD RUN SURVEY PERFORMED BY R.C. KELLY INC. JAN. 1997.
15. PROPOSED PUBLIC ROADWAY WITHIN THIS SITE:
  - A: PUBLIC ROADWAY
  - B: 60' & 50' RIGHT-OF-WAY
  - C: 24' PAVEMENT
  - D: 30 M.P.H. DESIGN SPEED
  - E: P-3 PAVEMENT TYPE
  - F: R 1.01 TYPICAL SECTION
16. MAXIMUM SFD LOT COVERAGE : NOT APPLICABLE
17. LOT SIZE REQUIRED (SFD) : 14,000 SF.
18. MINIMUM LOT SIZE PROVIDED (SFD) : 14,000 SF.
19. OPEN SPACE REQUIRED : 30%
20. THE PROPERTY IS WITHIN THE METROPOLITAN DISTRICT
21. OPEN SPACE LOTS WILL BE CONVEYED TO HOWARD COUNTY RECREATION AND PARKS
22. WETLANDS WERE DELINEATED BY BILL BRIDGELAND AND CONFIRMED BY S.C.S. AND M.D.E.
23. SLOPES IN EXCESS OF 25% EXIST AND ARE IDENTIFIED WHERE THEY EXCEED 20,000 S.F.
24. THE BOUNDARY SHOWN IS BASED ON DEEDS AND WITHOUT BENEFIT OF TITLE REPORTS.
25. PRIVATE SWM FACILITIES TO BE OPERATED AND MAINTAINED BY H-O-A
26. THIS PROJECT IS SUBJECT TO SECT 124 OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL.
27. THE WETLAND AREAS ON OPEN SPACE LOT 4 TO BE REMOVED IN COMPLIANCE WITH THE COUNTY AND STATE APPROVALS. (SEE NOTE #35 BELOW)
28. ALL EXISTING STRUCTURES TO BE REMOVED EXCEPT SPRING HOUSE WEST OF LOT 73 AND HOUSE ON LOT 1.
29. THERE ARE NO ADJOINING PROPERTY STRUCTURES WITHIN 200' OF A PROPOSED ROADWAY ENTRANCE
30. MONUMENTAL ENTRANCE PROPOSED FOR BISHOPS GATE LANE TO MITIGATE EXCESSIVE LENGTH OF CUT-DE-SAC.
31. FLOODPLAIN STUDY PERFORMED BY AMERICAN ENGINEERING INC. ON 7/97.
32. WSSC WILL PROVIDE REGIONAL SWM FACILITY FOR FLOW GREATER THAN 2 YR. STORM EVENTS
33. PUBLIC WATER IS BEING EXTENDED IN HARDING ROAD. WE WILL CONNECT TO ITS TERMINUS. PUBLIC SEWER IS AVAILABLE IN THE CHERRY TREE SUBDIVISION.
34. ON JUNE 9, 1997 M.D.E. ISSUED THEIR INTENT TO ISSUE NON-INDIAL WETLANDS AND WATERWAYS AUTHORIZATION NO. 97-NI-0052/199761555
35. WAIVER TO C.D.S. LENGTH APPROVED BY D.E.D. 1/17/97.
36. WP 97-82 & WP 97-138 WAS APPROVED TO REDUCE FRONTAGE ON PUBLIC ROAD (LOT 109)
37. WAIVER TO SECTION 16.116(2), DISTURBANCE OF STREAM BUFFER FOR THE PURPOSE OF CREATING A STORMWATER MANAGEMENT BIO-RETENTION FACILITIES, WAS GRANTED ON SEPTEMBER 8, 1997 UNDER WP-97-138
38. PRIOR TO PLAT RECORDATION DOCUMENTATION WILL BE SUBMITTED TO THE HEALTH DEPARTMENT THAT ALL WELLS AND SEPTIC SYSTEMS HAVE BEEN PROPERLY ABANDONED.
39. HOUSE ON LOT 3 MUST FRONT WINDSOR COURT. LOT 59 & 64 MUST FRONT BISHOPS GATE LANE.



**CURVE DATA**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	315.00'	187.38'	96.54'	184.65'	N68°12'58"W	33°58'31"
C-2	316.00'	151.73'	77.36'	150.28'	S08°57'34"E	27°30'39"
C-3	318.00'	128.18'	63.93'	125.37'	S11°16'50"E	22°52'29"
C-4	316.00'	251.39'	132.77'	244.81'	S22°57'02"W	45°34'51"
C-5	350.00'	125.28'	63.32'	124.61'	S19°42'11"W	20°30'29"
C-6	300.00'	100.00'	74.85'	99.69'	S8°16'43"W	05°41'25"
C-7	1294.30'	73.34'	36.68'	73.33'	S88°27'35"W	03°14'48"

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND ZONING OF  
 HOWARD COUNTY  
 DATE: 10/25/97



**PLAN**  
 SCALE: 1" = 100'

APPROVED FOR PRIVATE WATER AND PRIVATE SEWER SYSTEM IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE IN HOWARD COUNTY. (10/07/97)

*James M. Boyle* 10/7/97  
 County Health Officer

PROJECT NAME: RESERVOIR OVERLOOK  
 A SUBDIVISION OF PARCELS 185, 75, 187, & 78 RESUBD. OF LOTS 1-4  
 FIRST ELECTION DISTRICT TAX MAP #46 GRID 15 & 16 W.P. 97-138  
 S-97-07 HOWARD COUNTY, MARYLAND W.P. 97-62

TITLE: PRELIMINARY PLAN

DEVELOPER: RESERVOIR OVERLOOK L.C.  
 C/O E.S.D.C.  
 6820 ELM STREET, SUITE 200  
 MCLEAN VA. 22101

OWNER:

PREPARED BY: AMERICAN LAND DEVELOPMENT AND ENGINEERING INC.  
 3025 FURROW AVENUE  
 BELCOTT CITY, MD. 21042  
 TEL. (410) 992-8204  
 TEL. (410) 992-8205

DES. : J.H.E. JOB : N/A  
 DRW. : A.V.G. PROJ. : PR, MNR, DWG  
 CHK. : D.C.W. DATE : 10-6-97

SCALE : 1" = 100'  
 SHEET 1 OF 2

2. THE DEVELOPER'S MAINTENANCE SCHEDULE FOR THE FOREST CONSERVATION AREAS SHALL BE POSTED AS PART OF THE DEPARTMENT OF PUBLIC WORKS DEVELOPER'S AGREEMENT TO THE PLAN.

3. THE DEVELOPER'S MAINTENANCE SCHEDULE FOR THE FOREST CONSERVATION AREAS SHALL BE POSTED AS PART OF THE DEPARTMENT OF PUBLIC WORKS DEVELOPER'S AGREEMENT TO THE PLAN.

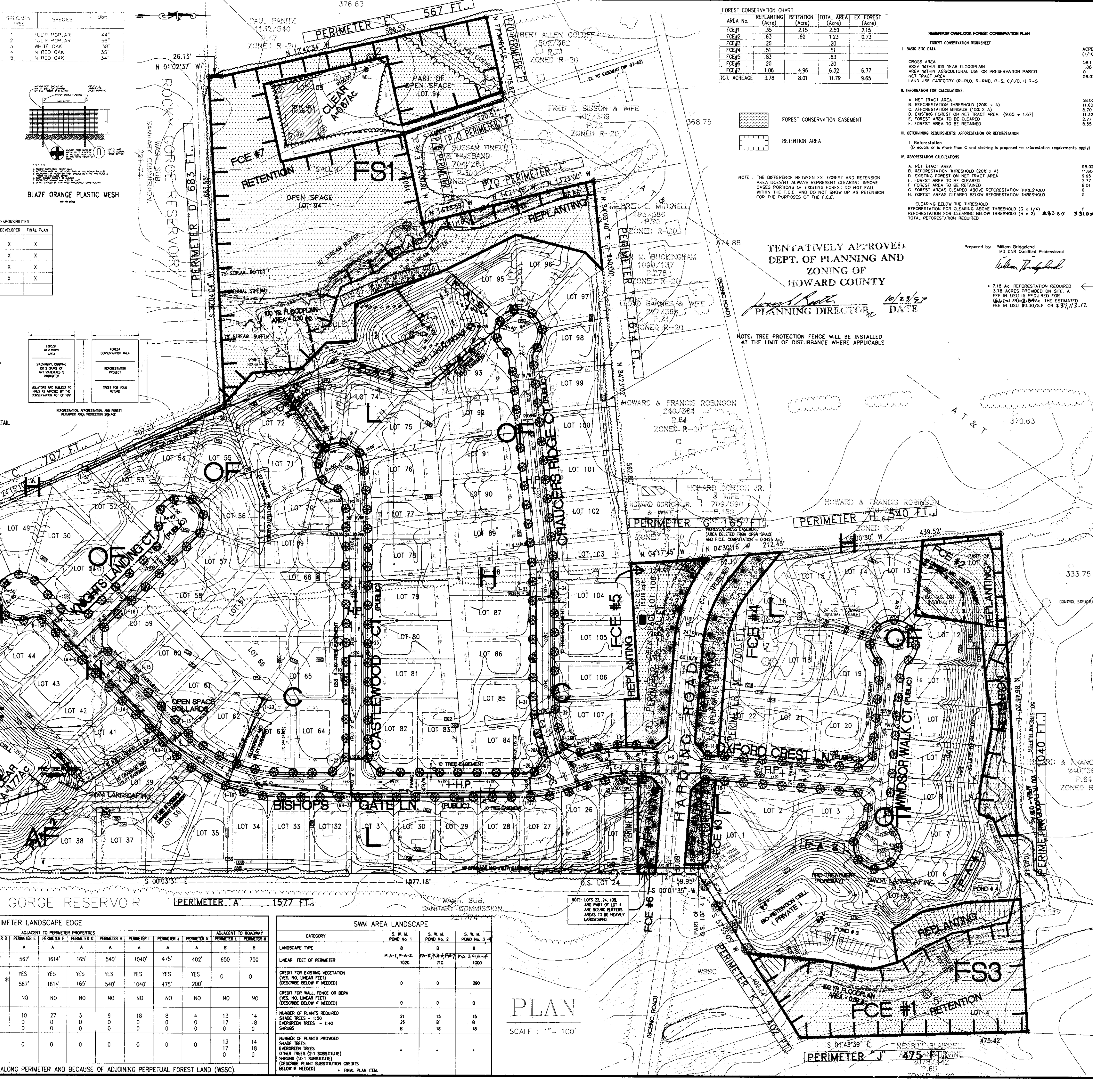
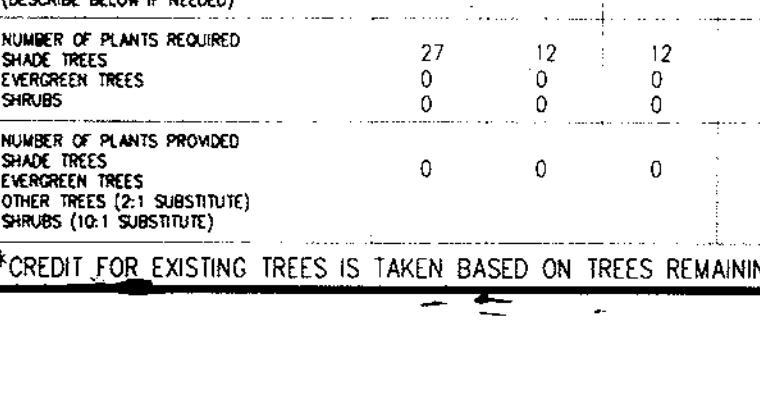
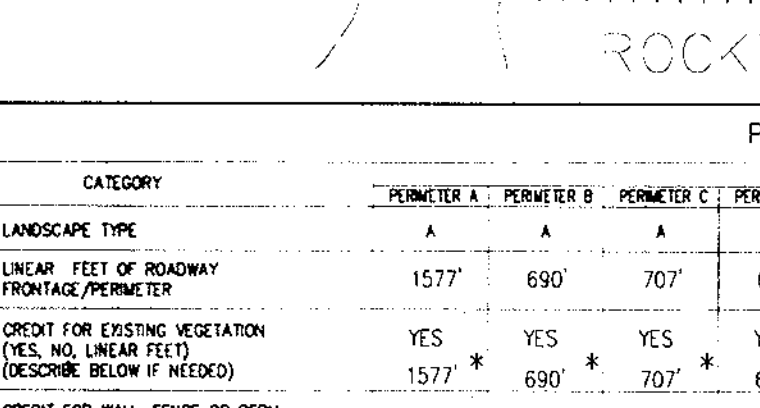
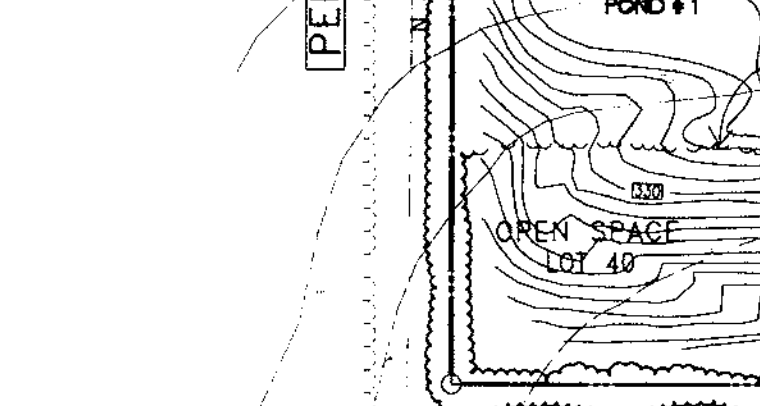
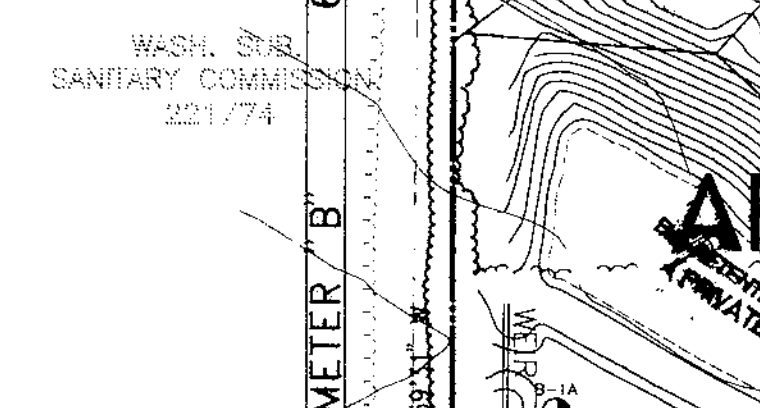
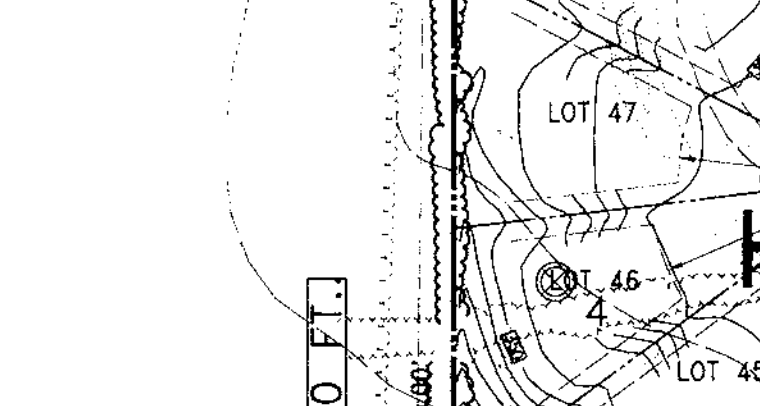
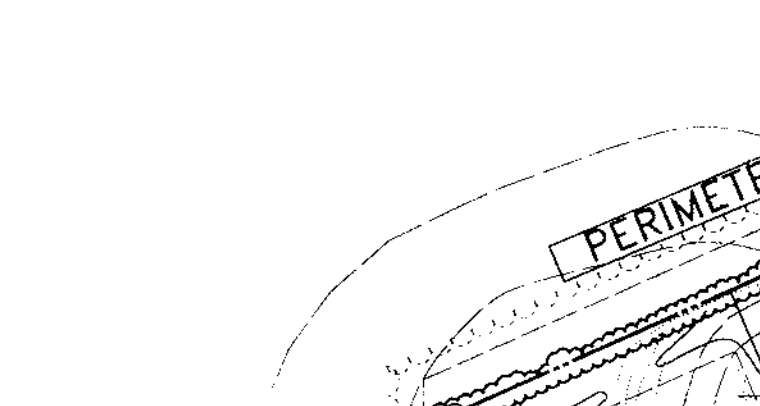
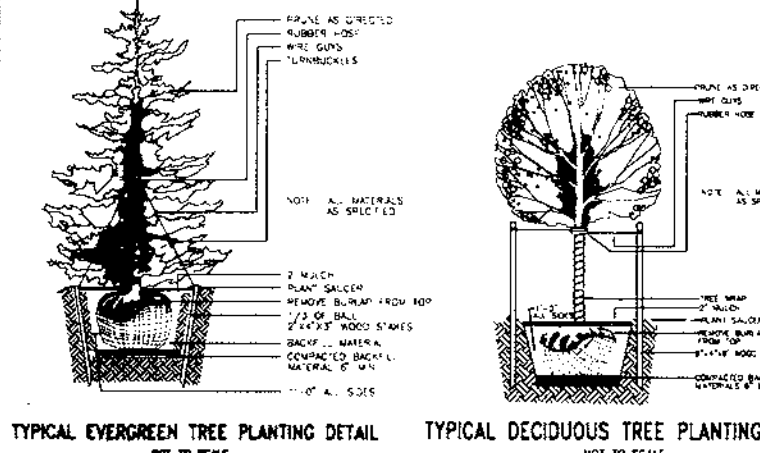
**LEGEND**

FS FOREST STAND  
AF ABANDONED FIELD  
OF OPEN FIELD (PASTURE & HAYFIELD)  
H HEDGEROW  
L LAWN  
C CROPS  
SPECIMEN TREE (SEE TABLE)

EXISTING SIDEWALK  
PROPOSED SIDEWALK  
EXISTING CONTOUR  
EXISTING TREE LINE  
TREE LINE TO BE MAINTAINED  
TREE LINE TO BE CLEARED  
LIMIT OF DISTURBANCE

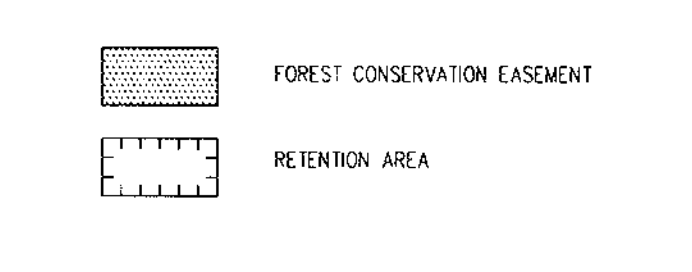
**PLANTING RESPONSIBILITIES**

STREET	BUILDER	DEVELOPER	FINAL PLAN
STREET	X	X	X
EDGES	X	X	X
SWM	X	X	X
PARKING	X	X	X
INTERNAL	X		



**FOREST CONSERVATION CHART**

AREA No.	REPLANTING (Acres)	RETENTION (Acres)	TOTAL AREA (Acres)	EX. FOREST (Acres)
FCE#1	35	215	250	215
FCE#2	63	50	113	0.13
FCE#3	20	20	40	
FCE#4	51	51	102	
FCE#5	83	83	166	
FCE#6	20	20	40	
FCE#7	1.06	4.96	6.02	6.77
TOT. ACREAGE	3.78	8.01	11.79	9.65



NOTE: THE DIFFERENCE BETWEEN EX. FOREST AND RETENTION AREA DOESN'T ALWAYS REPRESENT CLEARING. IN SOME CASES PORTIONS OF EXISTING FOREST DO NOT FALL WITHIN THE F.C.E. AND DO NOT SHOW UP AS RETENTION FOR THE PURPOSES OF THE F.C.E.

**TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY**

10/23/97  
PLANNING DIRECTOR DATE

NOTE: TREE PROTECTION FENCE WILL BE INSTALLED AT THE LIMIT OF DISTURBANCE WHERE APPLICABLE.

**RESERVOIR OVERLOOK FOREST CONSERVATION PLAN**

**FOREST CONSERVATION WORKSHEET**

I. BASIC SITE DATA

ACRES	(1/10 ACRES)
59.1	
1.08	
0	
58.02	

II. INFORMATION FOR CALCULATIONS

A. NET TRACT AREA: 58.02

B. REFORESTATION THRESHOLD (20% \* A): 11.60

C. AFFORESTATION MINIMUM (10% \* A): 5.80

D. EXISTING FOREST ON NET TRACT AREA (9.65 \* 1.07): 10.32

E. FOREST AREA TO BE CLEARED: 1.07

F. FOREST AREA TO BE RETAINED: 8.55

G. FOREST AREAS CLEARED ABOVE REFORESTATION THRESHOLD: 0

H. FOREST AREAS CLEARED BELOW REFORESTATION THRESHOLD: 0

III. DETERMINING REQUIREMENTS, AFFORESTATION OR REFORESTATION

I. Reforestation (0 equals or is more than C and clearing is proposed so reforestation requirements apply)

II. Reforestation Calculations

A. NET TRACT AREA: 58.02

B. REFORESTATION THRESHOLD (20% \* A): 11.60

C. AFFORESTATION MINIMUM (10% \* A): 5.80

D. EXISTING FOREST ON NET TRACT AREA: 10.32

E. FOREST AREA TO BE CLEARED: 1.07

F. FOREST AREA TO BE RETAINED: 8.55

G. FOREST AREAS CLEARED ABOVE REFORESTATION THRESHOLD: 0

H. FOREST AREAS CLEARED BELOW REFORESTATION THRESHOLD: 0

IV. FOREST CONSERVATION PLAN

Based on the Forest Conservation Worksheet results, 4.0 acres of reforestation are required in addition to retaining 7.7 acres of the existing forest. The total of 11.7 acres of forest is required to be protected in a Forest Conservation Area (FCA). The FCA should follow the location of the FCA.

PREPARED BY: William Bruggeland, MD DNR Qualified Professional

DATE: 10/23/97

7.18 AC. REFORESTATION REQUIRED  
3.78 ACRES PROMISED ON SITE. A FEE IN LEU IS REQUIRED FOR THE REFORESTATION WORKSHEET.

OTHER PLANTING INSTRUCTIONS

Plant material should be obtained from a reputable nursery and ordered 3 to 6 months before delivery. Delivery should be arranged to occur on days when planting is possible, and stock should be protected from direct sun and drying until planting. Planting dates are October through May, with spring months preferred. (Suggested supplier: Sino Native Nursery, 5000 Co. New Freedom, PA, (717) 227-0486)

MAINTENANCE AND PROTECTION OF PLANTED AREA

Soil should be tested to determine the need for fertilizer. If fertilizer is needed, it should be applied at the testing lab's recommended rates after the first growing season (late fall or early spring). Organic or slow-release fertilizers are preferred.

CONSTRUCTION PHASE

Protective measures during the construction phase will focus on protecting the critical root zone of the retained trees along the new forest edge. The final LOD line will be staked in the field by a qualified professional who will determine which individual trees will be saved, and the extent of the critical root zone based on tree species and size. The resulting boundaries will be fenced with approved fencing and posted as a tree preservation area, and no disturbance to the retention area will be allowed, except that which may be necessary to manage the health of the trees, such as thinning, pruning, or vine control. Any grading and construction that will occur within the forest will require medical control measures such as a silt fence or other device that will prevent siltation in the critical root zone of retained trees.

**PERIMETER LANDSCAPE EDGE**

CATEGORY	ADJACENT TO PERIMETER PROPERTIES										ADJACENT TO ROADWAY		
	PERIMETER A	PERIMETER B	PERIMETER C	PERIMETER D	PERIMETER E	PERIMETER F	PERIMETER G	PERIMETER H	PERIMETER I	PERIMETER J	PERIMETER K	PERIMETER L	PERIMETER M
LANDSCAPE TYPE	A	A	A	A	A	A	A	A	A	A	A	A	A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	1577	690	707	685	567	1614	165	540	1040	475	402	650	700
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	0	0
CREDIT FOR WALL FENCE OR BURN (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED	27	12	12	12	10	27	3	9	18	8	4	13	14
SHADE TREES	0	0	0	0	0	0	0	0	0	0	0	17	18
EVERGREEN TREES	0	0	0	0	0	0	0	0	0	0	0	0	0
NUMBER OF PLANTS PROVIDED	0	0	0	0	0	0	0	0	0	0	0	13	14
SHADE TREES	0	0	0	0	0	0	0	0	0	0	0	17	18
EVERGREEN TREES	0	0	0	0	0	0	0	0	0	0	0	0	0

**SWM AREA LANDSCAPE**

CATEGORY	SWM POND NO. 1			SWM POND NO. 2			SWM POND NO. 3		
	P.A.1	P.A.2	P.A.3	P.A.4	P.A.5	P.A.6	P.A.7	P.A.8	P.A.9
LANDSCAPE TYPE	B	B	B	B	B	B	B	B	B
LINEAR FEET OF PERIMETER	1020	710	1000	0	0	0	0	0	0
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	0	0	0	0	0	0	0	0	0
CREDIT FOR WALL FENCE OR BURN (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	0	0	0	0	0	0	0	0	0
NUMBER OF PLANTS REQUIRED	21	15	20	0	0	0	0	0	0
SHADE TREES	26	8	18	0	0	0	0	0	0
EVERGREEN TREES	0	0	0	0	0	0	0	0	0
NUMBER OF PLANTS PROVIDED	0	0	0	0	0	0	0	0	0
SHADE TREES	0	0	0	0	0	0	0	0	0
EVERGREEN TREES	0	0	0	0	0	0	0	0	0

**PLAN**

SCALE: 1" = 100'

**PROJECT NAME: RESERVOIR OVERLOOK**  
**TITLE: FOREST CONSERVATION & LANDSCAPE PLAN**

PREPARED BY: AMERICAN LAND DEVELOPMENT AND ENGINEERING INC.  
 9305 FURROW AVENUE, ELLICOTT CITY, MD 21042  
 TEL: (410) 982-8205

DEVELOPER: RESERVOIR OVERLOOK L.C.  
 6820 ELM STREET, SUITE 200, MCLEAN VA 22101

OWNER: MR. JOHN MURPHY, MR. & MRS. BERNARD RIDDE, MR. & MRS. SALEM, IN CARE OF RESERVOIR OVERLOOK L.C. (E.S.D.C.)  
 6820 ELM STREET, SUITE 200, MCLEAN VA 22101

DESIGNER: J.H.E. JOB: SCALE: SHEET 2 OF 2

DATE: 10-05-97

